

Sample bedroom determinations

The table below offers some common situations, suggestions on the bedroom determination, and reasons supporting the suggested determination. Always remember to check with the LGU to see whether they have stricter provisions in their ordinance.

Room description	Bedroom?	Supporting reasoning
Den, exercise room or sewing room on house plan that is $\geq 70 \text{ ft}^2$	Yes	Meets minimum size requirements and has no precluding architectural features
Room used as bedroom in an existing dwelling that is $< 70 \text{ ft}^2$ and has no egress	Yes	Currently being used as a bedroom
Laundry room in existing dwelling is $> 70 \text{ ft}^2$	No	Plumbing, sinks, and washer/dryer are obstacles to use as a bedroom
Open loft in existing dwelling used as a bedroom	Yes	Currently being used as a bedroom
Open loft on house plan	No	"Open" is a an obstacle to use as a bedroom
Open loft in existing dwelling currently used as a play room	No	Not being used as a bedroom, and "Open" is an obstacle to use as a bedroom
Basement room $>70 \text{ ft}^2$ with egress	Yes	Meets Rule requirements of size and architectural features
Basement $>70 \text{ ft}^2$ without egress	No	Lack of egress is an obstacle to use as a bedroom

For more information

For more information on the Minnesota Pollution Control Agency's (MPCA) SSTS program, visit the MPCA Web site at www.pca.state.mn.us/programs/ists/ or call us at 651-296-6300, toll free at 800-657-3864.